

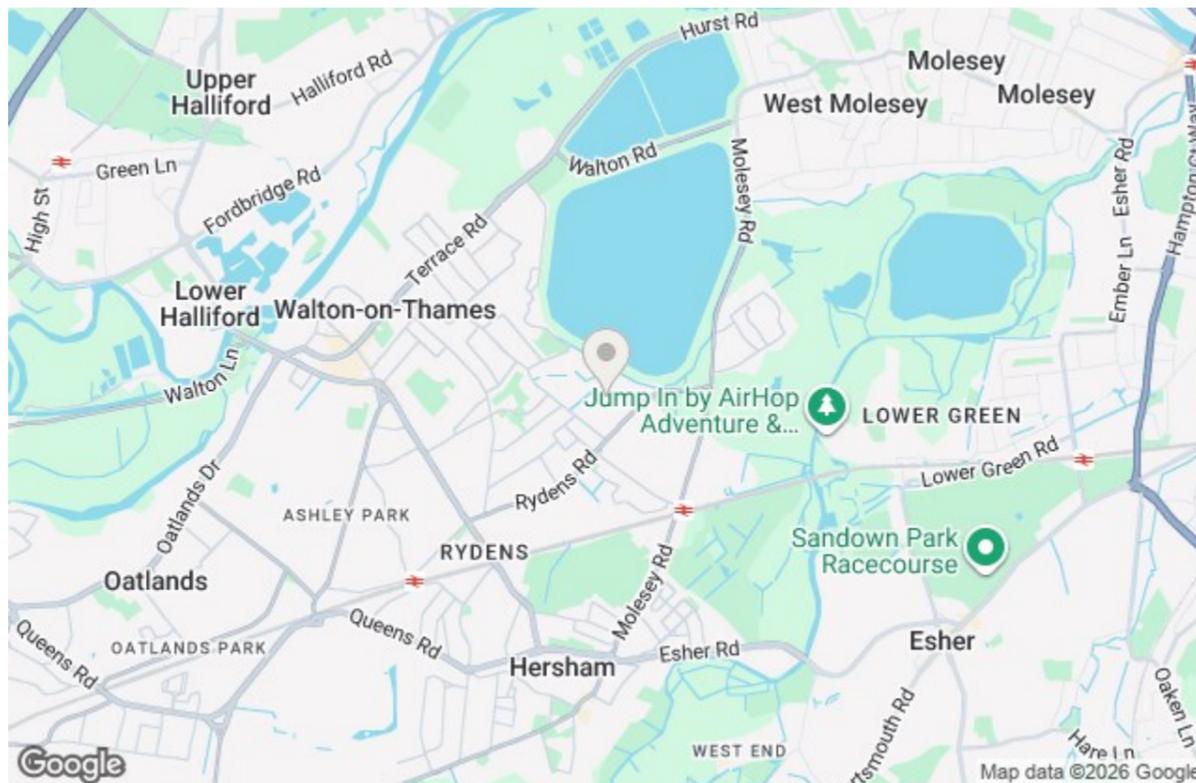
## 48, Wolsey Drive, Walton-On-Thames, KT12 3BA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£800,000 Freehold**



Positioned within one of Walton-on-Thames' most sought-after residential roads, this well-presented four-bedroom semi-detached home offers excellent family accommodation, generous living space and practical day-to-day layout.

The property is set back from the road with a substantial paved driveway providing ample off-street parking, in addition to an integral garage. Internally, the house is bright, well maintained and thoughtfully arranged.

To the front, there is a comfortable reception room with a wide bay window and plantation shutters, creating a calm and inviting living space. To the rear, a separate dining room opens directly into a large conservatory, providing an additional reception area that works equally well as a family room or garden room. This part of the house benefits from excellent natural light and enjoys views across the rear garden.

The kitchen is fitted with a comprehensive range of units and generous worktop space, complemented by a range-style cooker. A separate utility room keeps laundry and appliances neatly tucked away, and there is also a ground floor cloakroom.

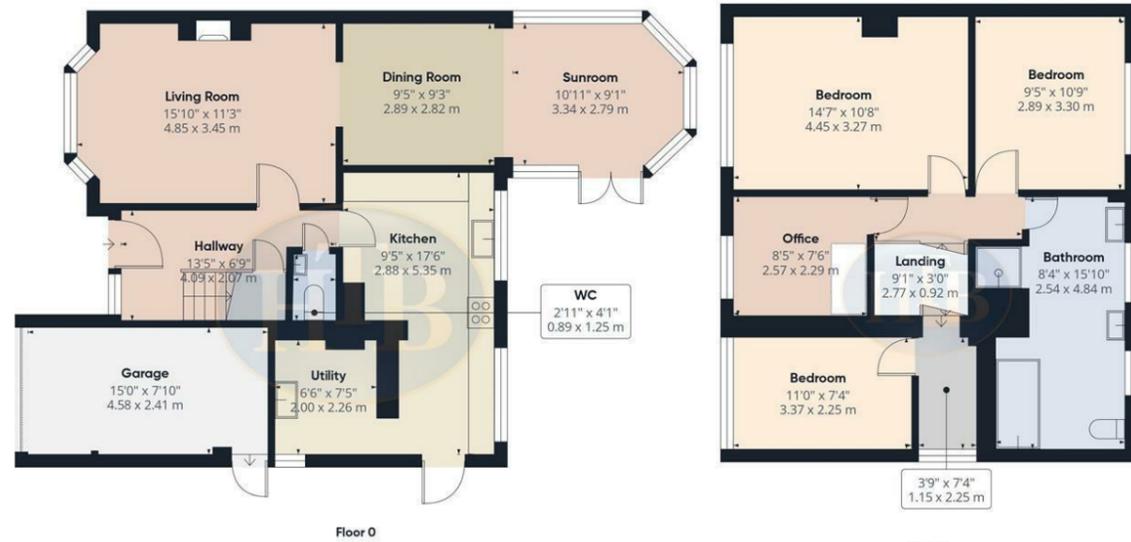
Upstairs, the property offers four well-proportioned bedrooms. The principal and second bedrooms are comfortable doubles, with two further rooms providing flexibility for children, guests or home working. The extended family bathroom is particularly impressive in size, featuring a freestanding bath and separate shower enclosure.

Externally, the rear garden is mainly laid to lawn with patio seating areas and established planting, offering a private and manageable outdoor space.

Wolsey Drive remains a consistently popular road due to its proximity to well-regarded schools, Walton town centre and convenient transport links. Properties of this size and condition are always well received.

Viewing is highly recommended.

# Wolsey Drive, Walton-On-Thames, KT12 3BA



Approximate total area<sup>(1)</sup>  
1335 ft<sup>2</sup>  
124 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- LARGE DRIVEWAY WITH AMPLE OFF-STREET PARKING
- THREE RECEPTION AREAS INCLUDING CONSERVATORY
- SPACIOUS EXTENDED FAMILY BATHROOM
- SHORT WALK TO HERSHAM MAINLINE STATION
- SOUGHT-AFTER WOLSEY DRIVE LOCATION
- INTEGRAL GARAGE
- SEPARATE UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- PRIVATE REAR GARDEN WITH PATIO AREA
- EXTENDED

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

